

Charles Wollerton House (Ivy House, Log House)  
Isolated site approximately 3/4 mile northeast of  
Valley Creek Road (LR 15093) and Sunset Hollow  
Road, approximately 3 miles southeast of  
Downingtown  
Grubbs Mill (East Bradford Township)  
Chester County  
Pennsylvania

HABS No. PA-1208

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#### PHOTOGRAPHS

#### HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
Heritage Conservation and Recreation Service  
Department of the Interior  
Washington, D.C. 20243

## HISTORIC AMERICAN BUILDINGS SURVEY HABS No. PA-1208

CHARLES WOLLERTON HOUSE  
(Ivy House, Log House)

Location: Isolated site approximately 3/4 mile northeast of Valley Creek Road (LR 15093) and Sunset Hollow Road, approximately 3 miles southeast of Downingtown, Grubbs Mill (East Bradford Township), Chester County, Pennsylvania.

Present Owner: James R. Bottomly, West Chester R.D. #1, Pennsylvania.

Statement of Significance: This house, built circa 1770s, has interesting log construction with diagonal stones set in the chinking. The house has been altered and some of the logs have been covered. It is one of a few houses in Chester County with a central chimney.

PART I. HISTORICAL INFORMATION

## A. Physical History:

1. Original and subsequent owners: Charles Wollerton, in his 1781 will, left the property to his son, James, "house I now live in." The Gray family owned it next, and in 1814 David Gray sold it to James McClees. McClees sold it in 1820 to Benjamin McDaniel, who sold the same year to John Davis. He sold in 1831 to William Pollick, who sold 1836 to Amos Scott. Scott's executor sold 1875 to Lewis W. Shields, who sold 1892 to Thomas Hall. His family sold 1928 to Estella Hall, who sold 1931 to W.C. Grow, who sold 1951 to Richard Yerkes. Yerkes sold to the present owners in 1954.
2. Date of erection: Original house built circa 1770s.
3. Architect, builder, suppliers: Unknown.
4. Original plans, construction: The original house was a one-and-a-half-story log house with two rooms on each floor. The 1798 direct tax describes the house as 18' by 20' log.
5. Alterations and additions: An 1813 advertisement describes the house as "...a good log house, 28 by 22 feet, two stories high, with two rooms on a floor, good fireplaces and a cellar under the whole,..." This indicates that the house was extended to the east about ten feet and

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was raised to two stories, forming the main section on the house as it appears today. An 1815 advertisement describes the house in a similar way, but mentions "...a new piazza in front...." At a later date, a two-story wing was added on the north (rear) elevation and a one-story shed-roof wing was added on the east elevation. The log walls have been covered by novelty siding, leaving only a portion of the log wall exposed on the south (front) elevation. A garage has been added on the south under the terrace. Some of the openings have been altered. (See copies of the 1813 and 1815 advertisements under section D. Supplemental Material.)

6. Important old views and references:

Views: None known.

References: Sources of information, all to be found in the Chester County Historical Society, West Chester, Pennsylvania. Classified printed and manuscript files under the heading: East Bradford Township-Lands.

B. Historical Events Connected with the Structure: None known.

C. Likely Sources Not Yet Investigated: None known.

D. Supplemental Material:

1. "Chester & Delaware Federalist," West Chester, Pa., February 17, 1813

"TO BE SOLD At Private Sale, And possession given the first of April next, A PLANTATION, Containing 65 acres; situate in the township of East-Bradford, Chester county; bounded by lands of Caleb Baldwin, James Downing and Samuel Jones; whereon are erected a good log house, 28 by 22 feet, two stories high, with two rooms on a floor, good fireplaces and a cellar under the whole, a good log barn of about 30 feet, a stone spring house over a never failing spring near the door; it contains about 18 or 20 acres of neat wood-land, with six acres of good watered meadow, the remainder of the land has been nearly all lined and produces well; there is a good young orchard of the best grafted fruit, with a large quantity of peach, plumb, and cherry trees. This land lays near the great road leading from Downingtown to West-Chester, four miles from the latter and three from the former, and one mile and a half from the turnpike road.

"Any person wishing to commence the Tanning business, it is considered a good stand, and will be sold altogether or divided, as will best suit purchasers, and will be sold on the most reasonable terms, as the money is not wanted.

"For further particulars enquire of Wm. Wollerton, West-Chester, or of the subscriber, living on the Lancaster and Philadelphia turnpike road, near the 28 mile stone, who will produce a clear and indisputable title for the same,"

DAVID GRAY

West Whiteland, 2d mo.  
17th, 1813

2. "American Republican," West Chester, Pa. August 8, 1815

"To be Sold, AT PUBLIC SALE, On Thursday the 14th of September next, A Plantation or Tract of Land, Situate in East-Bradford township, Chester county, containing between 60 and 70 acres, laying between Downingtown and W. Chester, two and a half miles from the former and four from the latter, adjoining lands of James Downing, John Wollerton and others, the one third of which is woodland, of a good quality - five acres of first quality watered meadow, the remainder divided into nine or ten fields or lots, which has all been once, and a part twice limed.- There is a good limestone quarry and kiln, within half a mile of the place - there is a bearing orchard of young grafted fruit trees of the best quality - about 80 peach trees, bearing and in a thriving state - almost all kinds of fruit in abundance. There is a handsome situation for a tan-yard or still house, there being none within several miles of the place, and in a rich and populous neighborhood.- Improvements, a two story squared log house, two rooms on a floor, with a cellar under the whole, and a new piazza in front - a log barn, with over shoot, and stone stabling underneath,- stone spring-house, over a never failing spring of water, within a few feet of the door. Attendance will be given and terms of sale made known on the day of sale by

JAMES M'CLEES

3-6t.\*

August 7, 1815

"N.B. The above property will be exposed to sale altogether; but if it should suit purchasers better, it will be offered on the same day in several lots, as the wood and water is well calculated for dividing, there being a number of excellent springs on the place, which water chief of the fields; and in an excellent neighborhood for almost any kind of mechanic. An indisputable title will be given and possession may be had next spring. Sale to commence at 12 o'clock, on said day."

3. "Daily Local News," West Chester, Pa., February 11, 1873

"SCOTT VS. HIDDLESON. - This was an action brought by Amos Scott, of E. Bradford township, against Joseph L. Hiddleson of the same place to recover damages for the destruction of a dam across the east branch of the Brandywine, between the farms of these parties. Mr. Scott had the right by an old deed to maintain in the creek a fish weir, which has been kept there for nearly a century. In 1857 he moved the dam down the creek over one hundred yards and built it more substantially, making it answer, in addition to its fishing uses, the purpose of sending water to his house and barn. The property across the creek, now owned by Mr. Hiddleson, was then owned by John T. Pollock. Mr. Scott alleged that Mr. Pollock gave him the right to build the new dam in the manner and for the purposes for which he did. This Mr. Pollock denied. Mr. Hiddleson under advice of counsel, tore down the dam and this suit was brought to test the right.

"A number of witnesses were examined on either side and the evidence was conflicting. Mr. Hiddleson maintained an eel basket for a time in the new dam but it was torn out by one of the Sheriff's Officers in accordance with a statute. After it became of no use to him for fishing purposes he tore down the dam to test Mr. Scott's right to the dam for the purpose of supplying water to his house and barn. The jury rendered a verdict for the defendant thus deciding adversely to Mr. Scott's alleged right. Darlington & Cornwell for plaintiff; Hayes for defendant.

Prepared by Bart Anderson - August 1958  
Curator, Chester County Historical Society

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Although most of the structure has been covered with novelty siding, the house is constructed of squared logs with a diagonal stone pattern set in the chinking.
2. Condition of fabric: Good.

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B. Description of Exterior:

1. Over-all dimensions: The original circa 1770s structure measured approximately 18' X 20' and was one-and-a-half stories according to the 1798 tax records. According to an 1813 advertisement, the house measured approximately 28' X 22' and was two stories, indicating a 10' addition to the east and an additional story, forming what appears today as the main section of the house. There is also a two-story two-bay addition on the north elevation and a small one-story addition on the east elevation.
2. Foundations: Stone.
3. Wall construction: The original house is constructed of squared logs with a diagonal stone pattern set in the chinking. Most of the structure has been covered with novelty siding leaving only a small portion of the log wall exposed on the south elevation. The early nineteenth century extension is also covered with novelty siding. The two-story addition to the north is covered with board and batten siding on the first story and novelty siding on the second story. The one-story addition to the east has board and batten siding.
4. Chimneys: There is a large central chimney, which is unusual for Chester County, although before the early nineteenth century addition to the east the chimney was probably an end chimney.
5. Openings:
  - a. Doorways and doors: Appear altered.
  - b. Windows and shutters: Some windows appear to have been altered; the shutters are replacements.
6. Roof:
  - a. Shape, covering: Gable roofs with wooden shingles on the main section and north wing; shed roof on one-story east wing.
  - b. Cornice, eaves: Replacements.
  - c. Dormers: None.

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C. Description of Interior:

1. Floor plans: The original circa 1770s house had two rooms on each floor and after the early nineteenth century addition the house was described as having two rooms on each floor with a cellar under the whole house.
2. Stairways: Old, but probably not original.
3. Flooring: First floor has been replaced, but old flooring remains on the second floor and attic.
4. Wall and ceiling finish: Plaster.
5. Doorways and doors: Little old remains.
6. Trim: Some old remains on second floor.
7. Hardware: Little old remains.
8. Lighting: Modern electricity.
9. Heating: Two fireplaces remain; modern heating has been installed.

D. Site:

1. General setting and orientation: The house faces south and is situated on a hill sloping to the south.
2. Enclosures: There is a terrace on the south side of the house.
3. Outbuilding: None remain.
4. Landscaping, gardens: Well kept with plantings.

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